099.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	832,000 / 832,000
					USE VALUE:	832,000 / 832,000
					ASSESSED:	832,000 / 832,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH GEOFFREY P & ELIZABETH G
Owner 2:	TRS/61 YERXA RD REALTY TR
Owner 3:	
Street 1:	61 YERXA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SMITH GEOFFREY/ELIZABETH -
Owner 2:	-
Street 1:	61 YERXA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,665 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Wood Shingle Exterior and 2052 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6665.000	398,000		434,000	832,000
Total Card	0.153	398,000		434,000	832,000
Total Parcel	0.153	398,000		434,000	832,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.46 | /Parcel: 405.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	64806
GIS Ref	
GIS Ref	
Insp Date	11/30/18

!8057!

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	398,000	0	6,665.	434,000	832,000	832,000	Year End Roll	12/18/2019
2019	101	FV	295,100	0	6,665.	440,200	735,300	735,300	Year End Roll	1/3/2019
2018	101	FV	295,100	0	6,665.	328,600	623,700	623,700	Year End Roll	12/20/2017
2017	101	FV	295,100	0	6,665.	297,600	592,700	592,700	Year End Roll	1/3/2017
2016	101	FV	295,100	0	6,665.	285,200	580,300	580,300	Year End	1/4/2016
2015	101	FV	272,500	0	6,665.	241,800	514,300	514,300	Year End Roll	12/11/2014
2014	101	FV	272,500	0	6,665.	229,400	501,900	501,900	Year End Roll	12/16/2013
2013	101	FV	272,500	0	6,665.	218,200	490,700	490,700		12/13/2012

PRINT

Date	Time
12/10/20	22:38:47

LAST REV

Date	Time
06/19/19	09:26:04
apro	
8057	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH GEOFFREY/	62137-253		6/28/2013	Convenience	1	No	No		
PIERCE LAURA	53047-7		6/23/2009		495,000	No	No		
MAIER LAURA F	39808-118		7/3/2003		453,000	No	No		
KEEFE EDMUND J	32075-470		11/29/2000		335,000	No	No		
	10980-452		11/12/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2019	201	Insulate	2,257	C				
8/29/2011	931	Manual	29,160	C				INST SOLAR PANELS
5/19/2010	468	Redo Bat	13,800	C				
6/23/2009	515	Re-Roof	2,700					
5/29/2001	346	Add Bath	48,000	C				REMODEL KITCHEN-AD

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	Inspected	PH	Patrick H
11/20/2018	MEAS&NOTICE	CC	Chris C
4/30/2012	Info Fm Prmt	BR	B Rossignol
3/19/2009	Meas/Inspect	372	PATRIOT
12/15/2004	MLS	HC	Helen Chinal
2/26/2001	MLS	MM	Mary M
9/28/1999	Meas/Inspect	197	PATRIOT
7/26/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

USER DEFINED

Prior Id # 1:	64806
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6665		Sq. Ft.	Site		0	70.	0.93	5									433,966						434,000	

Total AC/HA: 0.15301 | Total SF/SM: 6665 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 433,966 | Spl Credit | Total: 434,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.27949643
Const Adj.:	0.99892110
Adj $ / SQ:	134.202
Other Features:	108920
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417209
Depreciation:	19192
Depreciated Total:	398018

COMMENTS

extra shower.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

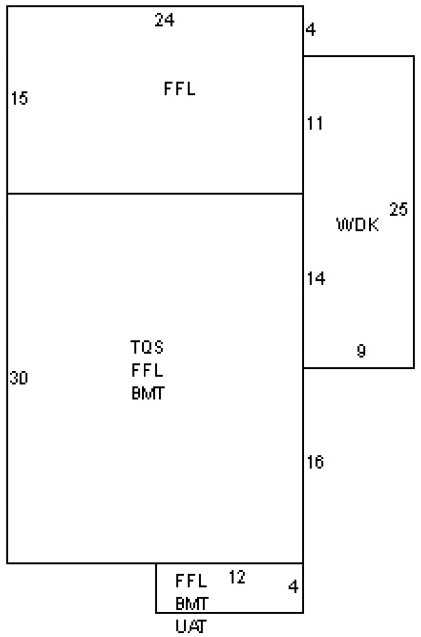
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.62
Special Features:	0	Val/Su Net:	148.90
Final Total:	398000	Val/Su SzAd	238.61

SUB AREA

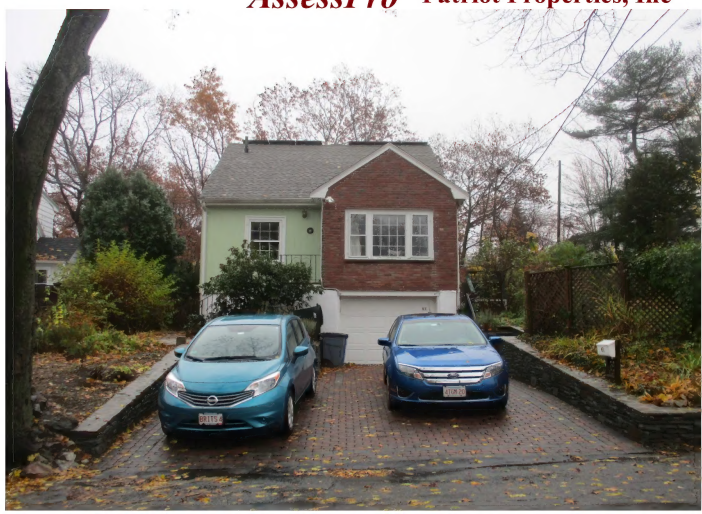
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,128	134.200	151,380
BMT	Basement	768	56.670	43,520
TQS	3/4 Story	540	134.200	72,469
WDK	Deck	225	10.430	2,347
UAT	Upper Attic	12	53.680	644
	Net Sketched Area:	2,673	Total:	270,360
Size Ad	1668	Gross Are	2889	FinArea 2052

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0008-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	